

GOLDENWEST & WARNER

7101 WARNER AVENUE | HUNTINGTON BEACH, CA 92647

Perform Properties

Property Details

Owned GLA 129,591 SF
Availability 4 Suites | 8,640 SF

Overview

- Diverse mix of national tenants including Stater Bros., Ross, CVS, Cafe Rio, Firehouse Subs, and Bank of America
- Surrounded by dense population of 189,512 with an average household income of \$160,000+ within a 3-mile radius
- Positioned within a retail heavy hub appealing to national and regional credit tenants, located in epicenter of the community adjacent Murdy Park and Ocean View HS
- Located at one of the major intersections for the trade area along Warner Avenue & Goldenwest Street

Tenant Mix



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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	26,777	27,445	9,558	\$139,528	\$116,244
3-MILE RADIUS	189,512	203,825	68,066	\$161,169	\$129,668
5-MILE RADIUS	449,230	468,322	152,520	\$154,062	\$124,740



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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
29	AVAILABLE	4,000
21	AVAILABLE	1,680
22	AVAILABLE	1,560
16	AVAILABLE	1,400
1	STATER BROS.	43,295
4	ROSS DRESS FOR LESS	25,000
2	OREILLY AUTO PARTS	5,600
5B/C	SCHOOLS FIRST CREDIT UNION	4,988
8	REHABILITATION PARTNERS	4,690
20	HEAR USA	3,920
11	UPTOWN PAW RESORT & SPA	2,800
5D	PRIME PIZZA	2,480
5A	CAFE RIO	2,461
17	THREE M SALON	2,250
6	STARBUCKS	2,127
10	100% CHIROPRACTIC	2,100
18B	WILD BIRDS UNLIMITED	1,800
28	FIREHOUSE SUBS	1,750
27	UNITED STUDIOS OF SELF DEFENSE	1,750
25	LVCO OPTOMETRY	1,600
24	FLAME BROILER	1,600
23	LAWA THAI CUISINE	1,600
14	THE UPS STORE	1,540
15	SURF CITY DENTAL	1,505
26	H&R BLOCK	1,400
12	COLDSTONE CREAMERY	1,400
18A	BANK OF AMERICA	1,230
13	JUICE IT UP!	1,155
9	AULANI NAIL SPA AND LASH	910

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Get in Touch with Us

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